

CITY/STATE: Waterville, Maine
Address: 435 Kennedy Memorial Drive
L/C: 018-0141

Received Kennebec SS.
10/05/2009 9:06AM
Pages 2 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS

After Recording Return to:

Jennifer Miles
U.S. Legal Department
McDonald's Corporation
One McDonald's Plaza
Oak Brook, IL 60523
(L/C: 018-0141)

**TRANSFER
TAX
PAID**

41-10

For Tax Purposes, the mailing address is:
McDonald's Corporation
P.O. Box 182571
Columbus, OH 43218-2571 (L/C: 018-0141)

WARRANTY DEED

Know All Men By These Presents

That **R.M.T. Realty Corp.**, a Maine corporation, with its place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **McDonald's Real Estate Company**, a Delaware corporation, with its principal place of business in Oak Brook, County of DuPage and State of Illinois, and whose mailing address is One McDonald's Plaza, Oak Brook, IL 60523, the receipt whereof it does hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said McDonald's Real Estate Company, its successors and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain parcel of land situated on the northerly side of Kennedy Memorial Drive and on the westerly side of Washington Street in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at the point of intersection of the northerly sideline of Kennedy Memorial Drive and the westerly sideline of Washington Street; thence North 09° 27' 33" East by Washington Street 115.89 feet; thence northerly and northwesterly by Washington Street by a curve to the left having a radius of 634.07 feet an arc length of 223.06 feet to the land now or formerly of Faith Development Corp. (see Book 6219, Page 80); thence South 72° 42' 14" West by Faith Development Corp. 94.05 feet; thence North 81° 58' 27" West by the remaining land of R.M.T. Realty Corp. 110.63 feet to the land now or formerly of Irving Oil Corp. (Book 8049, Page 58); thence South 17° 17' 46" East by Irving Oil Corp. 87.93 feet; thence South 08° 06' 42" West by Irving Oil Corp. 215.53 feet to Kennedy Memorial Drive; thence South 81° 58' 27" East by Kennedy Memorial Drive 188.81 feet to the point of beginning.

Also conveying all of Grantor's right, title, and interest in and to any street or highway abutting said above described premises.

The above description has been determined by a recent survey and is all of the property acquired by R.M.T. Realty Corp. by Quitclaim Deed from Thompson Volkswagen, Inc. dated October 1, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5759, Page 107, and a portion of the premises acquired by R.M.T. Realty Corp. by Quitclaim Deed from Robert M. Thompson and Margaret M. Thompson dated October 1, 1998 and recorded in said Registry in Book 5759, Page 108.

Said premises conveyed are subject to the benefits and burdens of the following:

1. Right and easements set forth in a deed from REPROCO, Inc. to Waterville Sewerage District dated August 17, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1594, Page 220.

2) Old Part

2. Rights, easements, conditions, exceptions, and reservations set forth in a deed from REPROCO, Inc. to Thompson Volkswagen, Inc. dated March 6, 1974 and recorded in the Kennebec County Registry of Deeds in Book 1714, Page 203.

3. State of Maine Department of Environmental Protection Site Location of Development - Traffic - Findings of Fact and Order L#-19868-T3-A-N (Approval) dated May 19, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5960, Page 27.

4. Order vacating Van Buren Street dated June 22, 2005 and recorded in the Kennebec County Registry of Deeds in Book 8520, Page 124.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said McDonald's Real Estate Company, its successors and assigns, to it and its use and behoof forever.

AND it does COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, R.M.T. Realty Corp., has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Mark C. Thompson, its President, thereunto duly authorized, on this 22 day of September, 2009.

Signed, Sealed and Delivered
in the presence of

Catherine L. Roberts
Witness

R.M.T. Realty Corp.
By Mark C. Thompson
Mark C. Thompson
Its: President

STATE OF MAINE
County of Kennebec, ss.

Personally appeared before me on this 22ND day of September, 2009, the above-named Mark C. Thompson, President of said corporation as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his capacity, and the free act and deed of said corporation.

Before me,

William P. Dubord
Notary Public

WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission expires 8/28/2015

